

MINUTES OF THE REGULAR MEETING OF THE
ZONING BOARD OF APPEALS

held in Room 569 County Building on Friday, September 16, 1988

at 9:00 A.M. and 2:00 P.M.

The following were present and constituted a quorum:

Lawrence E. Kennon
Chairman
James E. Caldwell
Roula Alakiotou

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Chairman Kennon moved that the Board approve the record of the proceedings of the regular meeting of the Zoning Board of Appeals held on August 19, 1988 (as submitted by the Secretary) as the minutes of said meeting.

The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell, Alakiotou. Nays- None. Absent- Howlett.

* * * * *

The Board thereupon held its regular meeting, taking action designated on the face of the resolutions.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Jack Rajchenbach
APPEARANCES FOR: Judith Rajchenbach
APPEARANCES AGAINST:

CAL. NO. 189-88-Z
MAP NO. 15-J
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 6301 N. Central Park Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Jack Rajchenbach, owner, on July 29, 1988, filed an application for a variation of the zoning ordinance to permit, in an R2 Single-Family Residence District, the erection of a one and two-story addition to the south and east sides of a two-story brick single-family residence, whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6301 N. Central Park Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 15, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-2, §11.7-4(12)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R2 Single-Family Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R2 Single-Family Residence District; that the subject site is a 7,455 square foot reversed corner lot improved with a 3,463 square foot one and two-story single-family residence and a detached accessory garage located in the northeast corner of the site; that on July 29, 1986 the City Council passed an ordinance giving the Zoning Board of Appeals authority under §11.7-4(12) of zoning ordinance "to allow the increase to not more than 0.65 the permitted floor area ratio for an existing single-family residence located in an R2 Single-Family Residence District"; that the applicant seeks to erect additions to the first and second floors along the south side facing W. Rosemont Avenue totalling 1,278 square feet which is within the allowable increase of 15 percent to a floor area ratio of 0.65 instead of the maximum of 0.50; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed one and two-story additions are necessary to meet the lifestyle needs of the applicant and his family; that the plight of the owner is due to the necessity of providing additional bathroom, eating and sleeping accommodations for the applicant's large family; that the proposed additions will be in

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compliance with the side and rear yard requirements of the zoning ordinance; and that the variation, if granted, will not affect an adequate supply of light and air to adjoining property nor alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a one and two-story addition to the south and east sides of a two-story brick single family residence, whose total floor area ratio will be 0.65 instead of 0.50, on premises at 6301 N. Central Park Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: John F. Dillon
APPEARANCES FOR: Ronald A. Vari, James Dillon
APPEARANCES AGAINST:

CAL. NO. 190-88-Z
MAP NO. 6-F
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 2955 S. Halsted Street
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, John F. Dillon, owner, on July 28, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story six-dwelling unit townhouse building, whose front and rear yards will each be 6 inches instead of 15 and 30 feet, respectively, on premises at 2955 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 22, 1988 the City Council rezoned the subject site from M1-2 to R4 General Residence expressly for the proposed two-story six-dwelling unit townhouse structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested six-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for commercial uses in the area but there is a demand for attached single-family townhouses and that the applicant desires to construct the townhouse building in such a manner as to conform to the pattern of the existing improvements in the area; and that the proposed two-story six-dwelling unit townhouse structure will face an identical structure across a courtyard, provided for in Cal.No. 191-88-Z at 2959 S. Halsted Street; and that the proposed townhouse building is compatible with the existing improvements in the block and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred

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upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story six-dwelling unit townhouse building, whose front and rear yards will each be 6 inches instead of 15 and 30 feet respectively, on premises at 2955 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: John F. Dillon
 APPEARANCES FOR: Ronald A. Vari, James Dillon
 APPEARANCES AGAINST:

CAL. NO. 191-88-Z
 MAP NO. 6-F
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED-- 2959 S. Halsted Street

SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, John F. Dillon, owner, on July 28, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a two-story six-dwelling unit townhouse building, whose front and rear yards will each be 6 inches instead of 15 and 30 feet, respectively, on premises at 2959 S. Halsted Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 16, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.9-4 §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that on June 22, 1988 the City Council rezoned the subject site from M1-2 to R4 General Residence District expressly for the proposed two-story six-dwelling unit townhouse structure; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested six-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the plight of the owner is due to unique circumstances in that there is no demand for commercial uses in the area but there is a demand for attached single-family townhouses and that the applicant desires to construct the townhouse building in such a manner as to conform to the pattern of the existing improvements in the area; that the proposed two-story six-dwelling unit townhouse structure will face an identical structure across a courtyard provided for in Cal. No. 190-88-Z at 2955 S. Halsted Street; and that the proposed townhouse building is compatible with the existing improvements in the block and will not alter the essential character of the locality; it is therefore

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RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a two-story six-dwelling unit townhouse building, whose front and rear yards will each be 6 inches instead of 15 and 30 feet respectively, on premises at 2959 S. Halsted Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Steve Nikas
APPEARANCES FOR: John J. Pikarski, Jr.
APPEARANCES AGAINST:

CAL. NO. 192-88-Z
MAP NO. 11-K
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 4562 N. Elston Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Steve Nikas, owner, on August 11, 1988, filed an application for a variation of the zoning ordinance to permit, in a C1-1 Restricted Commercial District, the erection of a two-story building containing a store on the ground floor and two dwelling units on the 2nd floor, on a lot whose area is 3,125 square feet instead of 3,300 square feet, on premises at 4562 N. Elston Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 11, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.6-1(1), §11.7-4(2)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in a C1-1 Restricted Commercial District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C1-1 Restricted Commercial District; that the subject site is a 3,125 square feet unimproved zoning lot; that the applicant proposes to erect a two-story building with a store on the ground floor and two dwelling units above; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the construction of a building containing one dwelling unit and a store would prove economically unfeasible; that the plight of the owner is due to the area of the subject lot which dictates the number of dwelling units allowed above a store and that the lot lacks only 175 square feet to permit two dwelling units; and that the variation, if granted, will not alter the essential character of the locality in that the proposed structure will be compatible with the mixed residential and commercial uses in the area; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of

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a two-story building containing a store on the ground floor and two-dwelling units on the 2nd floor, on a lot whose area is 3,125 instead of 3,300 square feet, on premises at 4562 N. Elston Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Sacred Heart of Jesus Church
APPEARANCES FOR: Theodore Rematt, Walter C. Carlson
APPEARANCES AGAINST:

CAL. NO. 193-88-Z
MAP NO. 11-K
MINUTES OF MEETING
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PREMISES AFFECTED— 4154 W. Berteau Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variation granted.

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Sacred Heart of Jesus Church, owner, on August 12, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District, the erection of a full one-story addition above an existing church building which is partially below grade, whose rear yard is 4 feet instead of 30 feet, on premises at 4154 W. Berteau Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 25, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site consists of a 150 feet by 174 feet lot improved with convent and rectory buildings on the front of the lot and a 50 feet by 80 feet partially below grade basement-like structure located in the required 30 feet rear yard; that the applicant congregation constructed the partially below grade structure in 1953 to serve as the basement for a proposed one-story church building; that the balance of the building was never completed and in the interim period the basement has been used as the church sanctuary and a school for exceptional children; that the applicant now proposes to finish the basement structure with a full one-story sanctuary addition utilizing the footprint of the existing building and maintaining the seating capacity of the existing church; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed addition is necessary to provide a sanctuary for the church congregation and school area for exceptional children; and that the plight of the owner is due to unique circumstances in that the existing structure

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is located in the required rear yard; and that the variation, if granted, will not alter the essential character of the locality in that the proposed addition with a height of approximately 16 feet will be compatible with the building heights in the area and will be surrounded by ample unimproved area owned by the applicant and a 16 feet public alley and will not impair an adequate supply of light and air to adjoining property; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a full one-story addition above an existing church building which is partially below grade, whose rear yard is 4 feet instead of 30 feet, on premises at 4154 W. Berteau Avenue, upon condition that the proposed one-story addition shall be constructed in accordance with Plan DD3 and DD5, revised on August 30, 1988 and submitted to the Board on September 7, 1988; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Hubert R. Reese
 APPEARANCES FOR: Wilson Frost
 APPEARANCES AGAINST:

CAL. NO. 194-88-S
 MAP NO. 28-F
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 256 W. 115th Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Application approved.

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Hubert R. Reese, for Ruth Lisowski, as Trustee, owner, on July 15, 1988, filed an application for a special use under the zoning ordinance for the approval of the change of licensee and continued operation of an existing tavern in a two-and-a-half story frame and brick building, in an R3 General Residence District, on premises at 256 W. 115th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 30, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §6.5-4(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that the subject site is improved with a two-and-a-half story frame and brick building containing an existing tavern on the first floor; that on April 1, 1987, the City Council passed an ordinance requiring a special use for the approval of the change of licensee of an existing tavern located in a residence district; that the existing tavern in the subject building has been in existence for over 40 years; that the last liquor license, #4491, was issued to Konstantina Geguzis, mother of the owner of the building, Ruth Lisowski; that the applicant and contract purchaser Hubert R. Reese, proposes to continue to operate the existing tavern under a new license; that the majority of the tavern's patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant proposes to operate the tavern in a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood in which it is located; it is therefore

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RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the change of licensee and continued operation of an existing tavern in a two-and-a-half story frame and brick building, on premises at 256 W. 115th Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and be it further

RESOLVED, that the granting of this special use runs only to the applicant Hubert R. Reese or his corporation as licensee, and that a change of licensee shall render the special use granted herein null and void; and be it further

RESOLVED, that the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the zoning ordinance.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Central Park, Ltd.
 APPEARANCES FOR: Gary A. Weintraub
 APPEARANCES AGAINST:

CAL. NO. 195-88-S
 MAP NO. 1-F
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 640-54 W. Fulton Street and 300-10 N. DesPlaines Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Central Park, Ltd., for Yellow Cab Co., owner, on August 2, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking garage in a two-story brick building, in a C3-5 Commercial-Manufacturing District, on premises at 640-54 W. Fulton Street and 300-10 N. DesPlaines Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 13, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in a C3-5 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-5 Commercial-Manufacturing District; that the subject site is improved with a two-story brick building formerly occupied by Continental Air Transport Company for vehicle storage; that the applicant proposes to establish a public parking garage in the existing two-story building on the subject site; that each floor will contain parking spaces for 100 automobiles; that ingress and egress on the 1st floor is from W. Fulton Street and ingress and egress to the 2nd floor is from N. DesPlaines Street; that the proposed use is necessary for the public convenience at this location in that this is a high density area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which provides attendants and supervisors on duty during all hours of operation and that the proposed use is consistent with the former use of the building for storage of vehicles and with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking garage

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in a two-story brick building, on premises at 640-54 W. Fulton Street and 300-10 N. DesPlaines Street, upon condition that the hours of operation shall be limited to the hours between 6 A.M. and 7 P.M.; that the parking garage shall be secured by automatic doors; that attendants and supervisors shall be on duty during all hours of operation; that ingress and egress on the 1st floor shall be from W. Fulton Street and that ingress and egress from the 2nd floor level shall be from S. DesPlaines Street; that security lighting shall be provided inside the building and on the outside perimeter of the site; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Kinzie Street Limited Partnership
 APPEARANCES FOR: Stephen A. Allison
 APPEARANCES AGAINST:

CAL. NO. 196-88-S
 MAP NO. 1-E
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 9 W. Kinzie Street
 SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	x		
Roula Alakiotou	x		
Michael J. Howlett			x
James E. Caldwell	x		

Application approved.

THE RESOLUTION:

WHEREAS, Kinzie Street Limited Partnership, for American National Bank, Tr. #104606-08, owner, as amended, on August 8, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a public parking garage in a four-story brick building, in a C3-6 Commercial-Manufacturing District, on premises at 9 W. Kinzie Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 4, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §9.3-3, §9.4-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in a C3-6 Commercial-Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a C3-6 Commercial-Manufacturing District; that the subject site is improved with a four-story garage structure containing a Hertz rental car business; that the applicant has entered into a 30-year lease with the Hertz Corporation for the continued use of one-half of the building for the storage of automobiles used by the auto rental business and to utilize the remaining half of the structure for a public garage use; that the proposed use is necessary for the public convenience at this location in that this is a high density area with a great need for public parking facilities; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed parking garage which will provide valet parking at the site; and that the proposed parking garage is compatible with the existing commercial improvements in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a public parking garage in

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a four-story brick building, on premises at 9 W. Kinzie Street, upon condition that ingress and egress shall be from W. Kinzie Street; that the subject public parking portion of the structure shall be distinctly separate from the Hertz auto rental business; and that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

CANT: Branko Tupanjac

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 6541-59 N. Clark Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1988.

CAL. NO. 197-88-S

MAP NO. 17-H

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THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

PETITIONER: H & B Cans & Damen Salvage & Recycling
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 198-88-S
MAP NO. 13-H
MINUTES OF MEETING
September 16, 1988

PREMISES AFFECTED— 5434-52 N. Damen Avenue
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: National Scavenger Service, Inc.
APPEARANCES FOR: Thomas J. Murphy
APPEARANCES AGAINST:

CAL. NO. 199-88-S
MAP NO. 1-H
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED-- 1800-58 S. Carroll Avenue
SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Application approved.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, National Scavenger Service, Inc., for Richard Van Hattem, Jr. and Esther Van Hattem, owners, on July 20, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the erection of a 98 feet by 100 feet Class II Recycling Facility building to be operated in conjunction with an existing waste transfer station, in an M2-4 General Manufacturing District, on premises at 1800-58 S. Carroll Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 19, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1, §10.4-1(5)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an M2-4 General Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an M2-4 General Manufacturing District; that on March 18, 1983 the Board approved the establishment of a waste transfer station facility at the subject site; that the testimony presented in Cal. No. 307-82-S is hereby incorporated in the record in this case; that the subject site is a 36,997 square feet parcel of land occupying the entire north side of W. Carroll Street from Wood Street west to Wolcott Street including the use of public alleys for which vacation has been applied for and is improved with an existing waste transfer station building; that it is proposed to erect a connecting 9,800 square feet building to contain conveyor belts and bailer to facilitate recycling waste materials in conjunction with the existing waste transfer facility; that the primary materials to be recycled will be office waste paper and corrugated paper; that refuse trucks will enter the proposed recycling facility from Wood Street via the alley on the north side of the property where recyclable waste materials will be separated and bundled for resale; that refuse trucks containing no recyclable materials will go via the alley directly to the waste transfer facility on the subject property; that the proposed recycling facility will operate 24 hours daily; that the proposed facility is necessary for the public convenience at this

MINUTES OF MEETING

September 16, 1988

Cal. No. 199-88-S

location in that there is a demonstrated need for facilities for recycling of waste materials due to limited space available at existing landfill sites; that the public health, safety and welfare will be adequately protected in the design and operation of the proposed use which will be operated in compliance with all applicable regulations governing the establishment and operation of Class II recycling facilities; and that the erection of a Class II recycling facility building to be operated in conjunction with an existing waste transfer station is compatible with the existing industrial uses in the area and will not cause substantial injury to the value of other property; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the erection of a 98 feet by 100 feet Class II Recycling Facility building to be operated in conjunction with an existing waste transfer station, on premises at 1800-58 W. Carroll Avenue, upon condition that the operation at all times shall be conducted in compliance with the applicable performance standards as set forth in Article 10 of the zoning ordinance and all applicable performance standards established by the Environmental Protection Division of the City of Chicago Department of Consumer Services and the State of Illinois Environmental Protection Agency; and that all other applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Tex's Truck & Parts, Inc.
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 200-88-S
MAP NO. 10-H
MINUTES OF MEETING
September 16, 1988

PREMISES AFFECTED— 2200-2300 W. 47th Street
SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case continued to
November 18, 1988.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Louis Wolf & Benita Berke
APPEARANCES FOR: None
APPEARANCES AGAINST: Nathaniel Grey

CAL. NO. 201-88-Z
MAP NO. 3-E
MINUTES OF MEETING
September 16, 1988

PREMISES AFFECTED-- 1163-67 N. State Street

SUBJECT-- Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD--

Case dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Louis Wolf & Benita Berke
APPEARANCES FOR: None
APPEARANCES AGAINST: Nathaniel Grey

CAL. NO. 202-88-S

MAP NO. 3-F

MINUTES OF MEETING

September 16, 1988

PREMISES AFFECTED— 11 W. Elm Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Case dismissed for want of prosecution.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Johnny McDonald
 APPEARANCES FOR: Johnny McDonald
 APPEARANCES AGAINST:

CAL NO. 203-88-A
 MAP NO. 26-F
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 10620 S. Wentworth Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Johnny McDonald, for Mary Ann Major, owner, on July 26, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair and body shop including painting in a one-story brick building, in a B2-1 Restricted Retail District, on premises at 10620 S. Wentworth Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 22, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in a B2-1 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-1 Restricted Retail District; that on January 22, 1982, in Cal. No. 14-82-A, the Board sustained an appeal permitting the establishment of an automobile body shop in the one-story brick building at the subject site; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of his appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit the re-establishment of an automobile repair and body shop including painting in a one-story brick building, on premises at 10620 S. Wentworth Avenue, upon condition that the hours of operation shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Friday; that all repair work and spray painting shall be done within the building on the site; that all vehicles that have been repaired or are awaiting repairs shall be stored within the fenced subject lot and not on city streets, sidewalks or alleys; and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: McCoy Auto Parts, Inc.
ASSURANCES FOR: Eugene T. Sherman
APPEARANCES AGAINST:

CAL. NO. 204-88-A
MAP NO. 6-J
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 2301 S. Pulaski Road

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal sustained and the decision of the Office of the Zoning Administrator reversed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, McCoy Auto Parts, Inc., for Alfredo Bahena, owner, on July 12, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit an existing junk yard in conjunction with a used auto parts business, in an M1-2 Restricted Manufacturing District, on premises at 2301 S. Pulaski Road; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 12, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §10.3-1."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an M1-2 Restricted Manufacturing District; that the subject site is improved with an existing junk yard operated in conjunction with a used auto parts business; that evidence presented indicates that the subject site has been occupied by a junk yard since prior to the passage of the 1957 comprehensive amendment to the zoning ordinance; that licensing requirements have caused the case to be filed; that no violation of the zoning ordinance exists nor is contemplated and that the appellant has established the basis of its appeal; it is therefore

RESOLVED, that the appeal be and it hereby is sustained and the decision of the Office of the Zoning Administrator be and it hereby is reversed and he is authorized to permit an existing junk yard in conjunction with a used auto parts business, on premises at 2301 S. Pulaski Road, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a license is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: B & V Trucking, Inc.

CAL. NO. 205-88-A

APPEARANCES FOR:

MAP NO. 20-F

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1988

PREMISES AFFECTED— 8512 S. Vincennes Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Case continued to
November 18, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Limmie Blaylock
 APPEARANCES FOR: Limmie Blaylock
 APPEARANCES AGAINST: Archie Price, E.J.M. Thompson

CAL. NO. 206-88-A
 MAP NO. 18-D
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 942 E. 76th Street

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Limmie Blaylock, for Lennie Scales, owner, on August 8, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the re-establishment of an automobile repair shop in a one-story brick garage building on the rear of a lot improved additionally with a residential building, in an R3 General Residence District, on premises at 942 E. 76th Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 5, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in an R3 General Residence District; that on April 16, 1982, in Cal. No. 97-82-A, the Board sustained an appeal permitting the continued operation of an automobile repair shop in the non-conforming garage building on the subject site, excluding body work, finding that the non-conforming garage building had been occupied as an automobile repair shop since its construction; that the appellant testified that he desires to do both mechanical and body work with painting in the non-conforming garage on the subject site; that the Board finds that the proposed body repair and spray painting is a more intensive use of the site than the previous use granted by the Board on April 16, 1982 in Cal. No. 97-82-A and that under §6.4-7 of the zoning ordinance is not a proper substitution of non-conforming use; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Svetozar Bulatovic
 APPEARANCES FOR: Svetozar Bulatovic
 APPEARANCES AGAINST:

CAL. NO. 207-88-A
 MAP NO. 11-I
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 4054 N. Francisco Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE RESOLUTION:

WHEREAS, Svetozar Bulatovic, owner, on June 28, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to legalize the use of a three-story frame building as three dwelling units, in an R3 General Residence District, on premises at 4054 N. Francisco Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 17, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.5-3."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in an R3 General Residence District; that the subject site is improved with a two-story frame building with a partially dormered attic; that the records of the City of Chicago indicates that in 1974 the Circuit Court of Cook County issued a Permanent Injunction Order, No. 74 CH 51211, finding that the subject site premises was a two-story and attic frame structure containing three dwelling units, originally two dwelling units, and that the then owners of the building, Vukic Zecevio, Zinata Zecevio and Otto J. Preisler, as trustee, and their successors, were permanently enjoined and restrained from re-renting the then existing attic apartment; that the appellant now seeks to legalize the subject building as three dwelling units; that the Board has no authority to reverse Circuit Court Order No. 74 CH 51211; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Armando Ocampo
 APPEARANCES FOR: Stanley Kucia, Armando Ocampo
 APPEARANCES AGAINST:

CAL. NO. 208-88-A
 MAP NO. 6-J
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 2658 S. Christiana Avenue
 SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Armando Ocampo, for Armando & Maria Ocampo, owners, on July 7, 1988 filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a fruit store in a one-story brick store and apartment building, in an R3 General Residence District, on premises at 2658 S. Christiana Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 10, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.3-4."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact; that the proposed use is to be located in an R3 General Residence District; that on January 16, 1981 the Board sustained an appeal permitting the conversion of a non-conforming store into an apartment for a total of three apartments in the one-story brick building at the subject site, in Cal. No. 25-81-A; that the appellant seeks to establish a fruit and vegetable store at the subject site, which use requires a minimum B1 zoning; that the appellant testified that he purchased the subject site as a store and two apartment building and that the store had been previously occupied by a dry cleaning business which closed three or four years ago; that under §6.4-5 of the zoning ordinance the Board has no authority to permit the re-establishment of a non-conforming business use at the site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Zeen Jeans
APPEARANCES FOR: None
APPEARANCES AGAINST:
PREMISES AFFECTED— 2435 W. Diversey Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.
ACTION OF BOARD—

CAL. NO. 209-88-A
MAP NO. 7-I
MINUTES OF MEETING
September 16, 1988

Case dismissed for
want of prosecution.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: HCA Chicago Lakeshore Hospital
 APPEARANCES FOR: Sanford M. Stein
 APPEARANCES AGAINST:

CAL. NO. 210-88-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 4840 N. Marine Drive
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variation granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, HCA Chicago Lakeshore Hospital, owner, on August 23, 1988, filed an application for a variation of the zoning ordinance to permit in, in an R4 General Residence District, the construction of a one-story enclosure of an existing breezeway on the east end of a five-story hospital, which enclosure will result in a total floor area ratio of 1.57 instead of 1.4, on premises at 4840 N. Marine Drive; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered August 17, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.6-4, §11.7-4(7)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988 after due notice thereof by publication in the Chicago Tribune on August 29, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises hereby makes the following findings of fact: that the proposed use is to be located in an R4 General Residence District; that the subject site is improved with a five-story building erected in 1963 originally for use as a nursing home but currently in use as a psychiatric hospital; that the applicant proposes to enclose an existing breezeway located at the eastern end of the building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the proposed breezeway enclosure is necessary to provide physicians' meeting and conference rooms; that the plight of the owner is due to the downzoning of the subject site in 1980 by the City Council from R7 zoning which allowed a maximum floor area ratio of 8.0 to an R4 District which allows a maximum floor area ratio of 1.4; and that the variation, if granted, will not increase the outside measurements of the existing hospital building and will not alter the essential character of the locality; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the

MINUTES OF MEETING

September 16, 1988

Cal. No. 210-88-Z

zoning ordinance and that a variation be and it hereby is granted to permit the construction of a one-story enclosure of an existing breezeway on the east end of a five-story hospital, which enclosure will result in a total floor area ratio of 1.57 instead of the maximum 1.4, on premises at 4840 N. Marine Drive, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Stan Kutz
 APPEARANCES FOR: Stan Kutz
 APPEARANCES AGAINST: Thomas Eley

CAL NO. 211-88-A
 MAP NO. 11-H
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 2124 W. Pensacola Avenue

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE RESOLUTION:

WHEREAS, Stan Kutz, on July 27, 1988, filed an appeal from the Zoning Administrator's decision of June 10, 1988 which granted an Exception under the zoning ordinance permitting the erection of a two-story addition to the rear of the existing two-story single family residence whose west side yard is .68 feet instead of 5 feet, in an R3 General Residence District, on premises at 2124 W. Pensacola Avenue, which the appellant alleges he was without authority to grant; and

WHEREAS, the resolution of the decision of the Zoning Administrator rendered June 10, 1988 reads, in part:

"that the application for the Exception be and it is hereby GRANTED, and the Zoning Examiners are hereby authorized and directed to reduce the minimum west side yard requirement of 5.0 ft. on each side to .68 ft. as a horizontal and vertical extension of the existing building line, in conjunction with a building permit application to construct a two story addition totalling approximately 501 sq. ft. to the rear of an existing 2 story Single Family Residence, on premises at 2124 W. PENSACOLA AVENUE, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an R3 General Residence District; and

WHEREAS, that on May 6, 1988, Thomas Eley, owner of the subject property at 2124 W. Pensacola Avenue, filed an application for an Exception with the Office of the Zoning Administrator seeking a reduction of the minimum west side yard requirement of 5 feet to .68 feet in order to construct a two-story addition totalling approximately 500 sq. ft. to the rear of his existing two-story single-family residence on the subject site located in an R3 General Residence District; that Stan Kutz, owner of the adjoining property to the west at 2128 W. Pensacola Avenue, filed a statement with the Zoning Administrator objecting to the granting of the Exception; that notwithstanding the objection, the Zoning Administrator granted the requested Exception pursuant to Articles 11.7A-1, 11.7A-2 and 11.7A-3(1) of the zoning ordinance and issued a written resolution on June 10, 1988 finding, in part, that the proposed addition was a horizontal and vertical extension of the existing building line and that the granting of the Exception would appear not to affect the supply of light and air to adjacent

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

MINUTES OF MEETING

September 16, 1988

Cal. No. 211-88-A

properties, nor be detrimental to the public welfare or injurious to other properties and improvements in the neighborhood; that the appellant's building is situated approximately 4 feet 2 inches west of the subject lot's west lot line and the subject building is located about 6 inches east of its west lot line, thereby providing about 4 feet 8 inches between the two structures; that the aforesaid addition extends the subject two-story building about 6 feet north; that the appellant's building extends about 10 feet further north than the subject building; that with the exception of the appellant's building which is located about 4 feet from its east lot line, all other buildings on the block, including the subject building, are situated on or very near their west lot lines; that the appellant argues that the addition to the subject building restricts his view and cuts the light and air to his property and that the Zoning Administrator had no authority to grant the requested Exception; that the Board finds that pursuant to the Article 11.7A-3(1) of the zoning ordinance the Zoning Administrator has the authority to "waive the side yard requirements for any portion or extension thereof of an existing building situated on the side lot line or at a proximity to it that is less than that prescribed by the Ordinance", upon certain findings of fact; that the Zoning Administrator's resolution of June 10, 1988 granting an Exception to the property at 2124 W. Pensacola Avenue clearly sets forth those findings as required; and that the Board agrees with the Zoning Administrator's findings and concurs in his decision; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Elmer Miller
APPEARANCES FOR: John Kneafsey
APPEARANCES AGAINST: Michael V. Casey

CAL. NO. 188-88-A
MAPNO. 5-G
MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 2131 N. Lakewood Avenue
SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Elmer Miller, on June 20, 1988, filed an appeal from the Zoning Administrator's decision of March 31, 1988 which granted an Exception under the zoning ordinance permitting the erection of a two-story single family residence with side yards of 1.5 feet each instead of 2.5 feet each and with a rear yard of 23.5 feet instead of 30 feet, in an R4 General Residence District, on premises at 2131 N. Lakewood Avenue, which the appellant alleges he was without authority to grant; and

WHEREAS, the resolution of the decision of the Zoning Administrator rendered March 31, 1988 reads, in part:

"that the application for the Exception be and is hereby GRANTED, and the Zoning Examiners are hereby authorized and directed to reduce the minimum side yard requirement of 2.5 ft. on each side to 1.5 ft. on each side and the minimum rear yard requirement of 30.0 ft. to 23.5 ft. as up to a 40% reduction, in conjunction with a building permit application to construct a new 2 story with penthouse Single Family Residence not to exceed a maximum floor area ratio of 1.2, on premises at 2131 N. LAKEWOOD AVENUE, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued."

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District; and

WHEREAS, that on February 16, 1988, Marcel Freides & Associates on behalf of Tom McCarthy, owner of the then vacant subject property at 2131 N. Lakewood Avenue, filed an application for an Exception with the Office of the Zoning Administrator seeking a reduction of the minimum side yard requirements of 2.5 feet each to 1.5 feet each and the minimum rear yard requirement of 30 feet to 23.5 feet in order to construct a new two-story with penthouse single-family residence on the subject site; that the appellant, Elmer Miller, owner of the adjoining property to the south at 2129 N. Lakewood Avenue, filed a statement with the Zoning Administrator objecting to the granting of the Exception; that notwithstanding the objection, the Zoning Administrator granted the Exception pursuant to Sections 11.7A-1, 11.7A-2 and 11.7A-3(1) of the zoning ordinance and issued a written resolution on March 31, 1988 finding, in part, that the granting of the Exception would appear not to affect the supply of light and

MINUTES OF MEETING

September 16, 1988

Cal. No. 188-88-A

air to adjacent properties, nor be detrimental to the public welfare or injurious to other properties and improvements in the neighborhood; that relying on said decision, the owner of the subject site proceeded with construction of said building, which now is nearly completed; that Section 11.7A-3(1) states that the Zoning Administrator may "permit a reduction of up to 50% in the depth of any yard required by the applicable regulations; and to waive the side yard requirements for any portion or extension thereof, of an existing building situated on the side lot line or at a proximity to it that is less than that prescribed by the Ordinance"; that the appellant presented no evidence contesting the Zoning Administrator's findings in his resolution of March 31, 1988, but argues that Section 11.7A-3(1) is only applicable to an existing building located in a required side yard and that the City Council never intended to allow the Zoning Administrator authority to grant a side yard Exception for new construction on a vacant lot; he further argues that the word "depth" is intended to mean the depth of the front and rear yards only and is not applicable to side yards, and that the Zoning Administrator's actions in granting said Exception to the subject property were a nullity and should be declared void; that the Board finds that the Zoning Administrator as director of the Department of Zoning is vested with the authority to enforce the provisions of the Zoning Ordinance and in the exercise of that authority has the discretion to interpret its provisions; that the Board need not establish whether the Zoning Administrator has granted similar Exceptions in the past; that in his granting of said Exception he has construed the Section 11.7A-3(1) to have conjunctive rather than disjunctive application through the use of the word "and" following the semi-colon, rather than the word "or" and thus, being inclusive rather than exclusive authority; that the first clause permits the Zoning Administrator to grant an Exception to reduce up to 50% the depth of any yard whether it be for new or existing construction and that the word "depth" in the context of its meaning is descriptive of that distance from a front, rear and side lot line; that the second clause permits the Zoning Administrator to waive beyond 50% only for the side yard requirement for any portion or extension thereof, of an existing building situated on the side lot line or at a proximity to it that is less than that prescribed; that the Board concurs in the Zoning Administrator's interpretation of Section 11.7A-3(1) and that he acted within his authority in granting said Exception; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Samiran Auto Sales
 APPEARANCES FOR: Jim Bahary
 APPEARANCES AGAINST: Mary Ann Smith

CAL. NO. 158-88-A
 MAP NO. 13-G
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 4858 N. Broadway

SUBJECT— Appeal from the decision of the Office of the Zoning Administrator.

ACTION OF BOARD—

Appeal denied and the decision of the Office of the Zoning Administrator affirmed.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Samiran Auto Sales, for V & T Auto Sales, owner, on May 20, 1988, filed an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of a used car lot, in a B5-3 General Service District, on premises at 4858 N. Broadway; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered May 20, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.3-5."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988; and

WHEREAS, the district maps show that the premises are located in a B5-3 General Service District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the said use is located in a B5-3 General Service District; that the appellant has operated an outdoor used automobile sales business at the site since June of 1987; that evidence presented indicates that during the period approximately 1977 through 1986 the site was used for passive storage of automobiles in conjunction with an automobile sales business located at 4849 N. Broadway and that no automobiles were sold at the site during that period; that no evidence was presented to indicate that an automobile sales lot has been in continuous operation at the subject site since prior to the time of the passage of the 1957 comprehensive amendment to the zoning ordinance; that outdoor sales of automobiles requires a C2 General Commercial zoning district; that under §8.3-5 of the zoning ordinance the Board has no authority to permit the operation of an outdoor used automobile sales business at the subject site; it is therefore

RESOLVED, that the appeal be and it hereby is denied and the decision of the Office of the Zoning Administrator be and it hereby is affirmed.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: New Progressive Missionary Baptist Church

APPEARANCES FOR:

APPEARANCES AGAINST:

PREMISES AFFECTED— 9426-34 S. Perry Avenue

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

CAL NO. 166-88-S

MAP NO. 22-F

MINUTES OF MEETING

September 16, 1988

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: New Progressive Missionary Baptist Church
APPEARANCES FOR:
APPEARANCES AGAINST:

CAL. NO. 167-88-Z
MAP NO. 22-F
MINUTES OF MEETING
September 16, 1988

PREMISES AFFECTED— 9426-34 S. Perry Avenue
SUBJECT— Application to vary the requirements of the zoning ordinance.
ACTION OF BOARD—

Application withdrawn
upon motion of applicant.

THE VOTE

Lawrence E. Kennon
Roula Alakiotou
Michael J. Howlett
James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 806

APPLICANT: Quandee Semrow, d/b/a City Pets, Inc.
 APPEARANCES FOR: Thaddeus J. Makarewicz, Quandee Semrow
 APPEARANCES AGAINST:
 PREMISES AFFECTED— 3454 N. Southport Avenue
 SUBJECT— Application for the approval of a special use.
 ACTION OF BOARD—

CAL. NO. 164-88-S
 MAP NO. 9-G
 MINUTES OF MEETING
 September 16, 1988

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

Application approved.

THE RESOLUTION:

WHEREAS, Quandee Semrow, d/b/a/ City Pets, Inc., for Joseph L. Dombrowski, owner, on June 27, 1988, filed an application for a special use under the zoning ordinance for the approval of the location and the establishment of a pet shop in a store on the 1st floor of a three-story brick store and apartment building, in a B2-2 Restricted Retail District, on premises at 3454 N. Southport Avenue; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 24, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §8.4-2."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988, after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in a B2-2 Restricted Retail District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that the proposed use is to be located in a B2-2 Restricted Retail District; that the subject site is improved with a three-story brick building containing two stores on the ground floor and apartments above; that the applicant proposes to establish a pet shop in a store in the subject building and sell dog and cat food, kittens, birds, fish and small reptiles and pet accessories; that a pet shop at this location is necessary for the public convenience to serve the many customers who live in the immediate vicinity; that the public health, safety and welfare will be adequately protected in the operation of the proposed pet shop which will not have large, dangerous or exotic animals for sale; and that the proposed use is compatible with the existing business and commercial uses in the area and will not cause substantial injury to the value of other property in the neighborhood; it is therefore

RESOLVED, that the application for a special use be and it hereby is approved and the Zoning Administrator is authorized to permit the establishment of a pet shop in a store on the 1st floor of a three-story brick store and apartment building, on premises at 3454 N. Southport Avenue, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Kenneth R. Stevens
 APPEARANCES FOR: William J. Hennessey
 APPEARANCES AGAINST:

CAL. NO. 177-88-Z
 MAP NO. 13-G
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 845-55 W. Gunnison Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

Variations granted.

THE VOTE

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, Kenneth R. Stevens, for Glenview State Bank, Tr. #3639, owner, on July 8, 1988, filed an application for a variation of the zoning ordinance to permit, in an R4 General Residence District (proposed R5 General Residence District), the erection of a three-story with attic 16-dwelling unit townhouse building, whose front yard will be 1.5 feet instead of 15 feet, with no side yards instead of 13.3 feet each and with no provision for one loading berth, on premises at 845-55 W. Gunnison Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered June 21, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-5, §7.8-5, §7.11-5, §11.7-4(1)(4)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988, after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in an R4 General Residence District (proposed R5 General Residence District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 22, 1988 the City Council rezoned the subject site from R4 to R5¹ General Residence expressly for the proposed three-story with attic 16-dwelling unit townhouse building; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that to erect less than the requested three-story with attic 16-dwelling unit townhouse building on the subject site would prove economically unfeasible; that the dwelling units are designed as single family residences that do not require a loading berth; that the plight of the owner is due to the need to provide sufficiently-sized modern livable dwelling units as designed and with provision for an open court yard area and on-site garage parking; and that the variations, if granted, will not alter the essential character of the locality in that the proposed townhouse building will be compatible with the existing residential improvements which do not comply with the front or side yard requirements of the zoning ordinance; it is therefore

MINUTES OF MEETING

September 16, 1988

Cal. No. 177-88-S

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of a three-story with attic 16-dwelling unit townhouse building, whose front yard will be 1.5 feet instead of 15 feet, with no side yards instead of 13.3 feet each and with no provision for one loading berth, on premises at 845-55 W. Gunnison Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

¹ As evidenced by a statement of certification by the City Clerk filed with the Board on September 27, 1988 and hereby made part of the record.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Laurence Warshaw
 APPEARANCES FOR: David A. Upah
 APPEARANCES AGAINST:

CAL. NO. 178-88-Z
 MAP NO. 5-G
 MINUTES OF MEETING
 September 16, 1988

PREMISES AFFECTED— 1636 and 1638 N. Bissell Street
 SUBJECT— Application to vary the requirements of the zoning ordinance.

ACTION OF BOARD—

THE VOTE

Variations granted.

Lawrence E. Kennon
 Roula Alakiotou
 Michael J. Howlett
 James E. Caldwell

	AFFIRMATIVE	NEGATIVE	ABSENT
Lawrence E. Kennon	X		
Roula Alakiotou	X		
Michael J. Howlett			X
James E. Caldwell	X		

THE RESOLUTION:

WHEREAS, Laurence Warshaw, for Dayton/Bissell Partnership and Sewilla Kelley, owners, as amended, on July 12, 1988, filed an application for a variation of the zoning ordinance to permit, in an M1-2 Restricted Manufacturing District (proposed R4 General Residence District), the erection of two three-story single family residences, each with no front yard instead of 6 feet, with no side yards instead of 2.5 feet each and with no rear yard instead of 30 feet, on premises at 1636 and 1638 N. Bissell Street; and

WHEREAS, the decision of the Office of the Zoning Administrator rendered July 7, 1988 reads:

"Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, specifically, §7.7-4, §7.8-4, §7.9-4, §11.7-4(1)."

and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on September 16, 1988, after due notice thereof by publication in the Chicago Tribune on July 25, 1988; and

WHEREAS, the district maps show that the premises are located in an M1-2 Restricted Manufacturing District (proposed R4 General Residence District); and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: that on September 22, 1988, the City Council rezoned the subject sites from M1-2 Restricted Manufacturing to R4 General Residence expressly for the proposed single family residences; that the subject sites are two 25 feet by 50.76 feet lots abutting a residential planned development site to the northwest; that it is proposed to erect two adjacent residential structures with a garage at garden level and two floors of dwelling area; that the property in question cannot yield a reasonable return nor be put to reasonable use if permitted to be used only under the conditions allowed by the regulations in this district in that the requested variations are necessary to erect the single family residences as proposed to allow for conformity with the existing attached residential structures to the northwest of the subject site and to the apartment building to the southeast; that the plight of the owner is due to the small size of the subject lots which could not be built upon without authorized variations; and that the variations, if granted, will not alter the essential character of the locality in

MINUTES OF MEETING

Cal. No. 178-88-Z

September 16, 1988

in that the proposed buildings will step back from the front lot line at the 2nd and 3rd floor level so as to blend in with the front yard setback of the three-story townhouses to the northwest; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that a variation be and it hereby is granted to permit the erection of two three-story single family residences, each with no front yard instead of 6 feet, with no side yards instead of 2.5 feet each and with no rear yard instead of 30 feet, on premises at 1636 and 1638 N. Bissell Street, upon condition that all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

1 As evidenced by a statement of certification by the City Clerk filed with the Board on September 28, 1988 and hereby made part of the record.

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Gloria Tijerina

APPEARANCES FOR:

APPEARANCES AGAINST:

CAL. NO. 117-88-S

MAP NO. 6-J

MINUTES OF MEETING

September 16, 1988

PREMISES AFFECTED-- 2659 S. Springfield Avenue

SUBJECT-- Application for the approval of a special use.

ACTION OF BOARD--

Case continued to
November 18, 1988.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 808

APPLICANT: Chicago Transit Authority

CAL. NO. 121-88-S

APPEARANCES FOR:

MAP NO. 2-F

APPEARANCES AGAINST:

MINUTES OF MEETING

September 16, 1988

PREMISES AFFECTED— 318-22 S. Clinton Street and 313-15 S. Jefferson Street

SUBJECT— Application for the approval of a special use.

ACTION OF BOARD—

Application withdrawn upon motion of applicant.

THE VOTE

Lawrence E. Kennon

Roula Alakiotou

Michael J. Howlett

James E. Caldwell

AFFIRMATIVE	NEGATIVE	ABSENT
x		
x		
		x
x		

MINUTES OF MEETING

September 16, 1988

Cal. No. 94-86-Z

Mr. David Trent Zilmer, for Robert W. and Sandra H. Thomas, owners, presented a request for an extension of time in which to obtain necessary building permits for the erection of a three-story single family residence, whose front yard will be 12.11 feet instead of 15 feet and with no north and south side yards instead of 2.5 feet each, on premises at 2039 N. Mohawk Street, which variations were approved by the Zoning Board of Appeals on July 18, 1986 in Cal. No. 94-86-Z and an extension of time granted on September 18, 1987 to December 18, 1987.

Mr. Zilmer stated that at the time when the extension of time was granted to obtain building permits, difficulty was experienced attempting to find contractors willing to build the project. The architects are now prepared to award the contract and wish to proceed with the building permit application.

Chairman Kennon moved that the request for an additional extension of time be granted and the time extended to December 18, 1988 in order to obtain the necessary building permits. The motion prevailed by yeas and nays as follows:

Yeas- Kennon, Caldwell and Alakiotou. Nays- None. Absent- Howlett.

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September 16, 1988

Mr. Caldwell moved that the Board no now adjourn.

The motion prevailed and the Board adjourned to meet in regular meeting on October 21, 1988.

Marion Rest
Secretary